

# TEJAS CENTER

725 E VILLA MARIA RD, BRYAN, TX 77802

## 2,700 Up To 35,943 SF

AVAILABLE FOR LEASE



### TENANT KEY & AVAILABILITIES

1	HEB	21	Libations Liquor
2	HEB Fuel Center	22	Cricket Wireless
3	Jo-Ann Fabrics	23	Nutrition Dorm
4	Ross Dress For Less	24	El Sol de Mexico
5	LifeChurch	25A	Starbucks
6	Five Below	25B	Commerce Bank
8	Sally Beauty	26	Wall Distributing
9	Footy Rooty	27	Final Solutions
11	Family Dollar	28	Available 22,326 SF
12	Greene Eyes	29	Theatre Company
13	Great Clips	31	Zand's
14	GNC	32	Available 2,700
15	Lendmark Financial	34	Carter's Burgers
16	ANCO Insurance	35	Available 35,943 SF
17	Bryan Nail Salon	37	American Freight
18	Picnic Hospitality	39	Blinn College Admin
19	Marshalls	40	Whataburger
20	Subway		

### KEY HIGHLIGHTS

- 357,000 SF Center
- Located at one of the premier shopping destinations for the Bryan-College Station area
- Close to households, other major retailers, Texas A&M University, and Blinn College
- Tejas Center offers exceptional visibility and access
- Diverse tenant mix anchored by HEB, Marshalls, Gold's Gym, Starbucks, and other retail/restaurant tenants

### TRAFFIC COUNTS

- 35,741 Vehicles pass the site daily on E Villa Maria rd
- 25,479 Vehicles pass the site daily on S Texas Ave

### DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	11,334	92,898	162,359
Avg. HH Income	\$69,836	\$61,537	\$58,388



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**St. Joseph Health**  
209-BED, SHORT TERM ACUTE CARE REGIONAL HOSPITAL

**Walgreens**

**WAL\*MART**  
SUPERCENTER

**Advance Auto Parts**

**DOLLAR GENERAL**  
**O'Reilly**

**enterprise**

**6B**

**cicis**

**McDonald's**

**BBVA**

**Chevron**

**BB&T**

**ALDI**

**E 29TH ST**

**GMC**

**6**

**I 675 RUDDER FWY**

**GATEWAY STATION**  
**THE HOME DEPOT**  
**PET SMART**  
**Michaels**  
**ULTA BEAUTY**

**35,741 AADT**

**Walgreens**  
**Little Caesars**

**Dairy Queen**

**E VILLA MARIA RD**

**CVS**

**LONG JOHN SILVERS**

**S TEXAS AVE**

**TEJAS CENTER SHOPPING CENTER**  
**H-E-B** **JOANN**  
**AMERICAN FREIGHT FURNITURE - MATTRESS**  
**Marshalls**  
**FAMILY DOLLAR**  
**BOOT BARN** **GNC Live Well**

**STARBUCKS COFFEE**  
**GOLD'S GYM**

**TRAVIS BRYAN MUNICIPAL PARK**

**RAMADA**

**Olive Garden**

**SAM'S CLUB**

**BIGSHOTS GOLF**

**25,479 AADT**

**FAIRFIELD INN**  
Marriott

**SONIC**  
America's Drive-In

**6B**

**UNIVERSITY DR**

**Hilton**

**COMFORT SUITES**  
**SUNBELT**

**STAYBRIDGE SUITES**

**Holiday Inn Express & Suites**

**PAPA JOHN'S**

**STARBUCKS COFFEE**

**ASHLEY**  
**Ford**

**6**

**WELLBORN RD**

**ATM TEXAS A&M UNIVERSITY**

**BEST BUY** **five BELOW**  
**BARNES & NOBLE**  
**Office DEPOT**

**POST OAK MALL**  
± 776,898 SF GLA | ± 125 STORES  
**macy's** **Dillard's**  
**JCPenney** **sears**

**Red Lobster**

**Residence Inn**  
Marriott

**TownePlace SUITES**  
Marriott

**chili's**

**KOHL'S**  
**Party City**  
**CATO** **SALLY BEAUTY SUPPLY**

**BED BATH & BEYOND**  
**Jason's deli**  
**MATTRESS FIRM**

**6B**

**HOBBY LOBBY**  
**BIG LOTS!**  
**petco**

**CULPEPPER REALTY CO.**

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All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.